

11869

Recording Requested by:

Wells Fargo Realty Services, Inc.

Vol. 76 Page 4380

and When Recorded Mail to:

Frank J. Galgano

P.O. Box 657

Rancho Mirage, Ca. 92270

Space above this line for recorder's use

Until further notice mail tax  
statements to the  
above.

Consideration \$1,280.00

Affix I.R.S. \$ none in this space

## Bargain and Sale Deed

THIS DEED dated March 11th 1976 by Wells Fargo Realty Services, Inc.,  
a California Corporation, as Trustee; who acquired title as Grayco Land Escrow,  
Ltd., as Trustee, a California corporation, hereinafter called "Grantor,"

to Frank J. Galgano, a single man

hereinafter called "Grantee."

### WITNESSETH:

Grantor, for good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Grantee, his heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.

Those portions of Block 18 of Oregon Pines, as same is shown on plat filed  
June 30, 1969 duly recorded in the office of the County Recorder of said  
County, described as follows:

Lot 10 and that portion of Lot 86 more particularly described as follows:

Beginning at the Northwest corner of Lot 10, said point being the true point  
of beginning thence South 28° 32' 10" East 640' thence South 61° 27' 50" West 260'  
more or less to the Southeast corner of Lot 68 thence North 35° 55' 48"  
West 270.73' thence North 43° 04' 09" West 469.03' thence in a Southeasterly  
direction 415' more or less to the true point of beginning.

4381

SEE ATTACHED RIDER

SUBJECT TO: (1) Taxes for the fiscal year 19.75-19.76

(2) Covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, his heirs and assigns, forever.

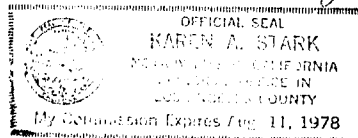
IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., a California Corporation, as Trustee, who acquired title as Grayco Land Escrow, Ltd., as Trustee, a California corporation, the Grantor herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper officers thereunto duly authorized, as of the date first above written.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.  
On March 11th, 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known to me to be the Vice President, and Betty M. Georgino known to me to be Assistant Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.  
(Seal) Karen A. Stark  
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,  
a California Corporation, as Trustee

By Norfleet J. Howell Vice President  
By Betty M. Georgino Assistant Secretary



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 11 day of March, 1976 at 11:35 o'clock A.M., and duly recorded in Vol. 76 of 11 on Page 4330.

FEE 3.60

WM. D. MILNE, County Clerk

By Hazel Linagel Deputy